

TITLE: FOUNDATION

VERSION: V2.1

DATE PUBLISHED: 4/2/21

DEFINITION: Lowest load-bearing part of a building.

PURPOSE: Provide support for a structure by transferring the structural load to the surrounding soil while also isolating the structure from ground moisture.

NAME VARIANTS: Slab; Pier; Post; Footing; Wall

COMMON MATERIALS: Rebar; Concrete; Brick; Wood; Steel; Mortar; Moisture barrier (e.g., tar, rubber, sealant); Concrete masonry blocks; Stone

COMMON COMPONENTS: Foundation vent; Footing; Slab; Masonry block; Pier; Post; Tie down strap

LOCATION: Unit Basement; floor; wall; ceiling
 Inside Basement; floor; wall; ceiling
 Outside Exterior of property

MORE INFORMATION: None

DEFICIENCY 1: Foundation is cracked.

LOCATION: Unit Inside Outside

DEFICIENCY 2: Foundation vent cover is missing or damaged.

LOCATION: Outside

DEFICIENCY 3: Foundation has exposed rebar or foundation is spalling, flaking, or chipping.

LOCATION: Unit Inside Outside

DEFICIENCY 4: Foundation is infiltrated by water.

LOCATION: Unit Inside

DEFICIENCY 5: Foundation support post, column, beam, or girder is damaged.

LOCATION: Unit Inside Outside

DEFICIENCY 6: Foundation appears to be in imminent danger of collapse or failure.

LOCATION: Unit Inside Outside

DEFICIENCY I — UNIT: FOUNDATION IS CRACKED.

DEFICIENCY CRITERIA: Crack is present with a width of ¼-inch or greater and a length of 12 inches or greater.

HEALTH AND SAFETY DETERMINATION: Standard The Standard Health and Safety category includes deficiencies that, if evident in the home or on the property, present a moderate risk of an adverse medical event requiring a healthcare visit; cause temporary harm; or if left untreated, cause or worsen a chronic condition that may have long-lasting adverse health effects; or that the physical security or safety of a resident or their property could be compromised.

CORRECTION TIMEFRAME: 30 days

HCV PASS / FAIL: Fail

HCV CORRECTION TIMEFRAME: 30 days

RATIONALE:

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
R1	Health	Direct	Condition could affect resident's mental, or physical, or psychological state.	If the foundation is cracked, then the structure could be compromised, resulting in potential health hazards to the resident.
R2	Safety	Direct	Resident could be injured because of this condition.	If the foundation is cracked, then the structure could be compromised, resulting in potential safety hazards to the resident.
R7	Increased Monetary Impact to Resident	Direct	Resident would incur additional costs because of this condition.	If the foundation is cracked, then the thermal envelope could be broken, resulting in the home being less energy efficient.
M1	Corrective Maintenance	Direct	It is reasonable to expect a tenant to report this deficiency, and for facilities management to prioritize a work order response to fix that deficiency.	It is reasonable to expect the resident to report issues that are characteristics of foundation damage, such as windows and doors not opening or closing.
M4	Capital Cost	Direct	This defect, on its own, is significant enough to be a capital cost to repair.	Depending on the extent of the damage, the cost may be significant enough to be a capital cost to repair.
M6	Structural	Direct	This condition indicates potential structural failure of the building or a load-bearing component.	A cracked foundation may indicate a potential structural failure.

INSPECTION PROCESS:

OBSERVATION: - Look at the foundation and identify if there are any indicators of foundation cracks (e.g., cracks in walls, no functioning doors, unlevel floors or windows).

REQUEST FOR HELP: - None

ACTION: - If a crack is found, measure its length and width.

More Information: - None

TOOLS OR EQUIPMENT:

REQUIRED: - Distance measuring device

USEFUL: - Flashlight; Inspection mirror

DEFICIENCY I — INSIDE: [FOUNDATION IS CRACKED.](#)

DEFICIENCY CRITERIA: Crack is present with a width of ¼-inch or greater and a length of 12 inches or greater.

HEALTH AND SAFETY DETERMINATION: Standard The Standard Health and Safety category includes deficiencies that, if evident in the home or on the property, present a moderate risk of an adverse medical event requiring a healthcare visit; cause temporary harm; or if left untreated, cause or worsen a chronic condition that may have long-lasting adverse health effects; or that the physical security or safety of a resident or their property could be compromised.

CORRECTION TIMEFRAME: 30 days

HCV PASS / FAIL: Fail

HCV CORRECTION TIMEFRAME: 30 days

RATIONALE:

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
R1	Health	Direct	Condition could affect resident’s mental, or physical, or psychological state.	If the foundation is cracked, then the structure could be compromised, resulting in potential health hazards to the resident.
R2	Safety	Direct	Resident could be injured because of this condition.	If the foundation is cracked, then the structure could be compromised, resulting in potential safety hazards to the resident.
M1	Corrective Maintenance	Direct	It is reasonable to expect a tenant to report this deficiency, and for facilities management to prioritize a work order response to fix that deficiency.	It is reasonable to expect the resident to report issues that are characteristics of foundation damage, such as windows and doors not opening or closing.
M4	Capital Cost	Direct	This defect, on its own, is significant enough to be a capital cost to repair.	Depending on the extent of the damage, the cost may be significant enough to be a capital cost to repair.
M5	Increased Monetary Impact to HUD	Direct	HUD would incur additional costs due to this condition.	If the foundation is cracked, then the thermal envelope could be broken, resulting in the property being less energy efficient.
M6	Structural	Direct	This condition indicates potential structural failure of the building or a load-bearing component.	A cracked foundation may indicate a potential structural failure.

INSPECTION PROCESS:

OBSERVATION: - Look at the foundation and identify if there are any indicators of foundation cracks (e.g., cracks in walls, no functioning doors, unlevel floors or windows).

REQUEST FOR HELP: - None

ACTION: - If a crack is found, measure its length and width.

More Information: - None

TOOLS OR EQUIPMENT:

REQUIRED: - Distance measuring device

USEFUL: - Flashlight; Inspection mirror

DEFICIENCY I — OUTSIDE: [FOUNDATION IS CRACKED.](#)

DEFICIENCY CRITERIA: Crack is present with a width of ¼-inch or greater and a length of 12 inches or greater.

HEALTH AND SAFETY DETERMINATION: Standard The Standard Health and Safety category includes deficiencies that, if evident in the home or on the property, present a moderate risk of an adverse medical event requiring a healthcare visit; cause temporary harm; or if left untreated, cause or worsen a chronic condition that may have long-lasting adverse health effects; or that the physical security or safety of a resident or their property could be compromised.

CORRECTION TIMEFRAME: 30 days

HCV PASS / FAIL: Fail

HCV CORRECTION TIMEFRAME: 30 days

RATIONALE:

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
R1	Health	Direct	Condition could affect resident’s mental, or physical, or psychological state.	If the foundation is cracked, then the structure could be compromised, resulting in potential health hazards to the resident.
R2	Safety	Direct	Resident could be injured because of this condition.	If the foundation is cracked, then the structure could be compromised, resulting in potential safety hazards to the resident.
M2	Routine Maintenance	Direct	It is reasonable to expect that this deficiency would be identified through routine daily observations and facilities management would prioritize work orders to fix this deficiency.	It is reasonable to expect facilities management to recognize issues that are characteristics of foundation damage, such as windows and doors not opening or closing.
M4	Capital Cost	Direct	This defect, on its own, is significant enough to be a capital cost to repair.	Depending on the extent of the damage, the cost may be significant enough to be a capital cost to repair.
M5	Increased Monetary Impact to HUD	Direct	HUD would incur additional costs due to this condition.	If the foundation is cracked, then the thermal envelope could be broken, resulting in the home being less energy efficient.
M6	Structural	Direct	This condition indicates potential structural failure of the building or a load-bearing component.	A cracked foundation may indicate a potential structural failure.

INSPECTION PROCESS:

OBSERVATION: - Look at the foundation and identify if there are any indicators of foundation cracks (e.g., cracks in walls, no functioning doors, unlevel floors or windows).

REQUEST FOR HELP: - None

ACTION: - If a crack is found, measure its length and width.

More Information: - None

TOOLS OR EQUIPMENT:

REQUIRED: - Distance measuring device

USEFUL: - Flashlight; Inspection mirror

DEFICIENCY 2 — OUTSIDE: [FOUNDATION VENT COVER IS MISSING OR DAMAGED.](#)

DEFICIENCY CRITERIA: Foundation vent cover is missing (i.e., evidence of prior installation, but now not present or is incomplete) or damaged (i.e., visibly defective; impacts functionality).

HEALTH AND SAFETY DETERMINATION: **Standard** The Standard Health and Safety category includes deficiencies that, if evident in the home or on the property, present a moderate risk of an adverse medical event requiring a healthcare visit; cause temporary harm; or if left untreated, cause or worsen a chronic condition that may have long-lasting adverse health effects; or that the physical security or safety of a resident or their property could be compromised.

CORRECTION TIMEFRAME: 30 days
 HCV PASS / FAIL: Fail
 HCV CORRECTION TIMEFRAME: 30 days

RATIONALE:

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
R2	Safety	Indirect	Resident could be injured because of this condition.	If a foundation vent cover is missing or damaged, then insects or vermin may penetrate the dwelling and damage building components (e.g., electrical, insulation), which may result in an increased safety risk to the resident of injury, such as electrocution.
R4	Security	Indirect	Resident cannot control access to unit or property because of this condition.	If a foundation vent cover is missing or damaged, then the resident's ability to control access may be limited, which may present a security risk.

INSPECTION PROCESS:

- OBSERVATION: - Look along the exterior foundation walls for evidence of prior installation of a foundation vent cover.
 - If evidence of prior installation is found, determine if the vent cover is complete and undamaged.
- REQUEST FOR HELP: - None
- ACTION: - None
- More Information: - None

TOOLS OR EQUIPMENT:

- REQUIRED: - None
- USEFUL: - Flashlight

DEFICIENCY 3 — UNIT: FOUNDATION HAS EXPOSED REBAR OR FOUNDATION IS SPALLING, FLAKING, OR CHIPPING.

DEFICIENCY CRITERIA: The structure has any exposed rebar.
 OR
 Foundation is spalling, flaking, or chipping, and the affected area is 12x12 inches or greater and goes into the foundation at a depth of 3/4-inch or greater.

HEALTH AND SAFETY DETERMINATION: Standard The Standard Health and Safety category includes deficiencies that, if evident in the home or on the property, present a moderate risk of an adverse medical event requiring a healthcare visit; cause temporary harm; or if left untreated, cause or worsen a chronic condition that may have long-lasting adverse health effects; or that the physical security or safety of a resident or their property could be compromised.

CORRECTION TIMEFRAME: 30 days
HCV PASS / FAIL: Fail
HCV CORRECTION TIMEFRAME: 30 days

RATIONALE:

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
R2	Safety	Direct	Resident could be injured because of this condition.	If the foundation has exposed rebar or is spalling, flaking, or chipping, then it may be a cut hazard to residents.
M2	Routine Maintenance	Direct	It is reasonable to expect that this deficiency would be identified through routine daily observations and facilities management would prioritize work orders to fix this deficiency.	If the foundation has exposed rebar or is spalling, flaking, or chipping, this should be detected through regular maintenance activities, and the presence of this deficiency may indicate that self-generated work orders are not being addressed.
M6	Structural	Direct	This condition indicates potential structural failure of the building or a load-bearing component.	If the foundation has exposed rebar or is spalling, flaking, or chipping, there may be a structural defect.

INSPECTION PROCESS:

- OBSERVATION:** - Look at a structure and examine it for any exposed rebar or spalling, flaking, or chipping in the foundation.
REQUEST FOR HELP: - None
ACTION: - If signs are found, measure the affected area.
More Information: - None

TOOLS OR EQUIPMENT:

- REQUIRED:** - Distance measuring device
USEFUL: - None

DEFICIENCY 3 — INSIDE: [FOUNDATION HAS EXPOSED REBAR OR FOUNDATION IS SPALLING, FLAKING, OR CHIPPING.](#)

DEFICIENCY CRITERIA: The structure has any exposed rebar.
 OR
 Foundation is spalling, flaking, or chipping, and the affected area is 12x12 inches or greater and goes into the foundation at a depth of 3/4-inch or greater.

HEALTH AND SAFETY DETERMINATION: Standard The Standard Health and Safety category includes deficiencies that, if evident in the home or on the property, present a moderate risk of an adverse medical event requiring a healthcare visit; cause temporary harm; or if left untreated, cause or worsen a chronic condition that may have long-lasting adverse health effects; or that the physical security or safety of a resident or their property could be compromised.

CORRECTION TIMEFRAME: 30 days
HCV PASS / FAIL: Fail
HCV CORRECTION TIMEFRAME: 30 days

RATIONALE:

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
R2	Safety	Direct	Resident could be injured because of this condition.	If the foundation has exposed rebar or is spalling, flaking, or chipping, then it may be a cut hazard to residents.
M2	Routine Maintenance	Direct	It is reasonable to expect that this deficiency would be identified through routine daily observations and facilities management would prioritize work orders to fix this deficiency.	If the foundation has exposed rebar or is spalling, flaking, or chipping, this should be detected through regular maintenance activities, and the presence of this deficiency may indicate that self-generated work orders are not being addressed.
M6	Structural	Direct	This condition indicates potential structural failure of the building or a load-bearing component.	If the foundation has exposed rebar or is spalling, flaking, or chipping, there may be a structural defect.

INSPECTION PROCESS:

- OBSERVATION:** - Look at a structure and examine it for any exposed rebar or spalling, flaking, or chipping in the foundation.
REQUEST FOR HELP: - None
ACTION: - If signs are found, measure the affected area.
More Information: - None

TOOLS OR EQUIPMENT:

- REQUIRED:** - Distance measuring device
USEFUL: - None

DEFICIENCY 3 — OUTSIDE: FOUNDATION HAS EXPOSED REBAR OR FOUNDATION IS SPALLING, FLAKING, OR CHIPPING.

DEFICIENCY CRITERIA: The structure has any exposed rebar.
 OR
 Foundation is spalling, flaking, or chipping, and the affected area is 12x12 inches or greater and goes into the foundation at a depth of 3/4-inch or greater.

HEALTH AND SAFETY DETERMINATION: Standard The Standard Health and Safety category includes deficiencies that, if evident in the home or on the property, present a moderate risk of an adverse medical event requiring a healthcare visit; cause temporary harm; or if left untreated, cause or worsen a chronic condition that may have long-lasting adverse health effects; or that the physical security or safety of a resident or their property could be compromised.

CORRECTION TIMEFRAME: 30 days
HCV PASS / FAIL: Fail
HCV CORRECTION TIMEFRAME: 30 days

RATIONALE:

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
R2	Safety	Direct	Resident could be injured because of this condition.	If the foundation has exposed rebar or is spalling, flaking, or chipping, then it may be a cut hazard to residents.
M2	Routine Maintenance	Direct	It is reasonable to expect that this deficiency would be identified through routine daily observations and facilities management would prioritize work orders to fix this deficiency.	If the foundation has exposed rebar or is spalling, flaking, or chipping, this should be detected through regular maintenance activities, and the presence of this deficiency may indicate that self-generated work orders are not being addressed.
M6	Structural	Direct	This condition indicates potential structural failure of the building or a load-bearing component.	If the foundation has exposed rebar or is spalling, flaking, or chipping, there may be a structural defect.

INSPECTION PROCESS:

- OBSERVATION:** - Look at a structure and examine it for any exposed rebar or spalling, flaking, or chipping in the foundation.
- REQUEST FOR HELP:** - None
- ACTION:** - If signs are found, measure the affected area.
- More Information:** - None

TOOLS OR EQUIPMENT:

- REQUIRED:** - Distance measuring device
- USEFUL:** - None

DEFICIENCY 4 — UNIT: FOUNDATION IS INFILTRATED BY WATER.

DEFICIENCY CRITERIA: Evidence of water infiltration through the foundation.

HEALTH AND SAFETY DETERMINATION: Standard The Standard Health and Safety category includes deficiencies that, if evident in the home or on the property, present a moderate risk of an adverse medical event requiring a healthcare visit; cause temporary harm; or if left untreated, cause or worsen a chronic condition that may have long-lasting adverse health effects; or that the physical security or safety of a resident or their property could be compromised.

CORRECTION TIMEFRAME: 30 days

HCV PASS / FAIL: Fail

HCV CORRECTION TIMEFRAME: 30 days

RATIONALE:

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
R1	Health	Direct	Condition could affect resident's mental, or physical, or psychological state.	If the foundation is infiltrated by water, then there is an increased of risk of mold exposure, which could negatively impact air quality.
R3	Sanitary	Direct	Special sub-set of health hazards related to hygiene. Resident cannot clean or dispose of waste or does not have clean drinking water.	If the foundation is infiltrated by water, then the resident may be exposed to an unsanitary environment.
R6	Usability and Operability of Fixtures	Direct	Because of this condition, the resident is unable to use certain fixtures, features, or appliances, which are reasonably assumed to be part of their rent.	If the foundation is infiltrated by water, then the resident may be unable to fully use a feature (i.e., sealed foundation) that is expected to be provided and maintained as part of their rent.
M1	Corrective Maintenance	Direct	It is reasonable to expect a tenant to report this deficiency, and for facilities management to prioritize a work order response to fix that deficiency.	If the foundation is infiltrated by water, then the resident will likely report this deficiency, and the presence of this deficiency may indicate a lack of corrective maintenance.
M2	Routine Maintenance	Direct	It is reasonable to expect that this deficiency would be identified through routine daily observations and facilities management would prioritize work orders to fix this deficiency.	If the foundation is infiltrated by water, then this should be identified through routine maintenance and the presence of this deficiency may indicate self-generated work orders are not being addressed.
M6	Structural	Direct	This condition indicates potential structural failure of the building or a load-bearing component.	If the foundation is infiltrated by water, then it may cause the structure to deteriorate.

INSPECTION PROCESS:

- OBSERVATION:** - Look at the entire foundation for evidence of water infiltration (e.g., excessive dampness, collected water, stains, or mineral deposits).
- Look for evidence of water ponding against the foundation.
- REQUEST FOR HELP:** - None
- ACTION:** - None
- More Information:** - None

TOOLS OR EQUIPMENT:

- REQUIRED:** - None
- USEFUL:** - None
-

DEFICIENCY 4 — INSIDE: [FOUNDATION IS INFILTRATED BY WATER.](#)

DEFICIENCY CRITERIA: Evidence of water infiltration through the foundation.

HEALTH AND SAFETY DETERMINATION: Standard The Standard Health and Safety category includes deficiencies that, if evident in the home or on the property, present a moderate risk of an adverse medical event requiring a healthcare visit; cause temporary harm; or if left untreated, cause or worsen a chronic condition that may have long-lasting adverse health effects; or that the physical security or safety of a resident or their property could be compromised.

CORRECTION TIMEFRAME: 30 days

HCV PASS / FAIL: Fail

HCV CORRECTION TIMEFRAME: 30 days

RATIONALE:

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
R1	Health	Direct	Condition could affect resident's mental, or physical, or psychological state.	If the foundation is infiltrated by water, then there is an increased of risk of mold exposure which could negatively impact air quality.
R3	Sanitary	Direct	Special sub-set of health hazards related to hygiene. Resident cannot clean or dispose of waste or does not have clean drinking water.	If the foundation is infiltrated by water, then the resident may be exposed to an unsanitary environment.
R6	Usability and Operability of Fixtures	Direct	Because of this condition, the resident is unable to use certain fixtures, features, or appliances, which are reasonably assumed to be part of their rent.	If the foundation is infiltrated by water, then the resident may be unable to fully use a feature (i.e., sealed foundation) that is expected to be provided and maintained as part of their rent.
M1	Corrective Maintenance	Direct	It is reasonable to expect a tenant to report this deficiency, and for facilities management to prioritize a work order response to fix that deficiency.	If the foundation is infiltrated by water, then the resident will likely report this deficiency, and the presence of this deficiency may indicate a lack of corrective maintenance.
M2	Routine Maintenance	Direct	It is reasonable to expect that this deficiency would be identified through routine daily observations and facilities management would prioritize work orders to fix this deficiency.	If the foundation is infiltrated by water, then this should be identified through routine maintenance, and the presence of this deficiency may indicate self-generated work orders are not being addressed.
M6	Structural	Direct	This condition indicates potential structural failure of the building or a load-bearing component.	If the foundation is infiltrated by water, then it may cause the structure to deteriorate.

INSPECTION PROCESS:

- OBSERVATION:** - Look at the entire foundation for evidence of water infiltration (e.g., excessive dampness, collected water, stains, or mineral deposits).
- Look for evidence of water ponding against the foundation.
- REQUEST FOR HELP:** - None
- ACTION:** - None
- More Information:** - None

TOOLS OR EQUIPMENT:

- REQUIRED:** - None
- USEFUL:** - None
-

DEFICIENCY 5 — UNIT: FOUNDATION SUPPORT POST, COLUMN, BEAM, OR GIRDER IS DAMAGED.

DEFICIENCY CRITERIA: Any support post, column, or girder area is damaged (i.e., visibly defective; impacts functionality).

HEALTH AND SAFETY DETERMINATION: **Standard** The Standard Health and Safety category includes deficiencies that, if evident in the home or on the property, present a moderate risk of an adverse medical event requiring a healthcare visit; cause temporary harm; or if left untreated, cause or worsen a chronic condition that may have long-lasting adverse health effects; or that the physical security or safety of a resident or their property could be compromised.

CORRECTION TIMEFRAME: 30 days

HCV PASS / FAIL: Fail

HCV CORRECTION TIMEFRAME: 30 days

RATIONALE:

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
R2	Safety	Direct	Resident could be injured because of this condition.	If a foundation support post, column, beam, or girder is damaged, then it may cause the structure to become unstable.
M2	Routine Maintenance	Direct	It is reasonable to expect that this deficiency would be identified through routine daily observations and facilities management would prioritize work orders to fix this deficiency.	If a foundation support post, column, beam, or girder is damaged, then maintenance should identify it through regular maintenance activities and the presence of this deficiency may indicate self-generated work orders are not being addressed.
M6	Structural	Direct	This condition indicates potential structural failure of the building or a load-bearing component.	If a foundation support post, column, beam, or girder is damaged, then it could be a sign of a structural issue.

INSPECTION PROCESS:

OBSERVATION: - Look at the foundation and identify if there are any areas of damage (e.g., rot) on support posts, columns, or girders.

REQUEST FOR HELP: - None

ACTION: - None

More Information: - None

TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - None

DEFICIENCY 5 — INSIDE: [FOUNDATION SUPPORT POST, COLUMN, BEAM, OR GIRDER IS DAMAGED.](#)

DEFICIENCY CRITERIA: Any support post, column, or girder area is damaged (i.e., visibly defective; impacts functionality).

HEALTH AND SAFETY DETERMINATION: Standard The Standard Health and Safety category includes deficiencies that, if evident in the home or on the property, present a moderate risk of an adverse medical event requiring a healthcare visit; cause temporary harm; or if left untreated, cause or worsen a chronic condition that may have long-lasting adverse health effects; or that the physical security or safety of a resident or their property could be compromised.

CORRECTION TIMEFRAME: 30 days

HCV PASS / FAIL: Fail

HCV CORRECTION TIMEFRAME: 30 days

RATIONALE:

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
R2	Safety	Direct	Resident could be injured because of this condition.	If a foundation support post, column, beam, or girder is damaged, then it may cause the structure to become unstable.
M2	Routine Maintenance	Direct	It is reasonable to expect that this deficiency would be identified through routine daily observations and facilities management would prioritize work orders to fix this deficiency.	If a foundation support post, column, beam, or girder is damaged, then maintenance should identify this through regular maintenance activities, and the presence of this deficiency may indicate self-generated work orders are not being addressed.
M6	Structural	Direct	This condition indicates potential structural failure of the building or a load-bearing component.	If a foundation support post, column, beam, or girder is damaged, then it could be a sign of a structural issue.

INSPECTION PROCESS:

OBSERVATION: - Look at the foundation and identify if there are any areas of damage (e.g., rot) on support posts, columns, or girders.

REQUEST FOR HELP: - None

ACTION: - None

More Information: - None

TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - None

DEFICIENCY 5 — OUTSIDE: [FOUNDATION SUPPORT POST, COLUMN, BEAM, OR GIRDER IS DAMAGED.](#)

DEFICIENCY CRITERIA: Any support post, column, or girder area is damaged (i.e., visibly defective; impacts functionality).

HEALTH AND SAFETY DETERMINATION: **Standard** The Standard Health and Safety category includes deficiencies that, if evident in the home or on the property, present a moderate risk of an adverse medical event requiring a healthcare visit; cause temporary harm; or if left untreated, cause or worsen a chronic condition that may have long-lasting adverse health effects; or that the physical security or safety of a resident or their property could be compromised.

CORRECTION TIMEFRAME: 30 days

HCV PASS / FAIL: Fail

HCV CORRECTION TIMEFRAME: 30 days

RATIONALE:

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
R2	Safety	Direct	Resident could be injured because of this condition.	If a foundation support post, column, beam, or girder is damaged, then it may cause the structure to become unstable.
M2	Routine Maintenance	Direct	It is reasonable to expect that this deficiency would be identified through routine daily observations and facilities management would prioritize work orders to fix this deficiency.	If a foundation support post, column, beam, or girder is damaged, then maintenance should identify this through regular maintenance activities and the presence of this deficiency may indicate self-generated work orders are not being addressed.
M6	Structural	Direct	This condition indicates potential structural failure of the building or a load-bearing component.	If a foundation support post, column, beam, or girder is damaged, then it could be a sign of a structural issue.

INSPECTION PROCESS:

OBSERVATION: - Look at the foundation and identify if there are any areas of damage (e.g., rot) on support posts, columns, or girders.

REQUEST FOR HELP: - None

ACTION: - None

More Information: - None

TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - None

DEFICIENCY 6 — UNIT: FOUNDATION APPEARS TO BE IN IMMINENT DANGER OF COLLAPSE OR FAILURE.

DEFICIENCY CRITERIA: The foundation appears to be in imminent danger of collapse or failure.

HEALTH AND SAFETY DETERMINATION: Life-Threatening The Life-Threatening category includes deficiencies that, if evident in the home or on the property, present a high risk of death to resident.

CORRECTION TIMEFRAME: 24 hours

HCV PASS / FAIL: Fail

HCV CORRECTION TIMEFRAME: 24 hours

RATIONALE:

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
R1	Health	Direct	Condition could affect resident's mental, or physical, or psychological state.	If the foundation appears to be in imminent danger of collapse or failure, then this could impact the health of the resident.
R2	Safety	Direct	Resident could be injured because of this condition.	If the foundation appears to be in imminent danger of collapse or failure, then the resident may be at a high risk of injury.
R6	Usability and Operability of Fixtures	Direct	Because of this condition, the resident is unable to use certain fixtures, features, or appliances, which are reasonably assumed to be part of their rent.	If the foundation appears to be in imminent danger of collapse or failure, then the resident may be unable to fully use a feature that is expected to be provided and maintained as part of their rent.
M1	Corrective Maintenance	Direct	It is reasonable to expect a tenant to report this deficiency, and for facilities management to prioritize a work order response to fix that deficiency.	If the foundation appears to be in imminent danger of collapse or failure, then the resident will likely report this deficiency, and the presence of the deficiency may indicate a lack of corrective maintenance.
M2	Routine Maintenance	Direct	It is reasonable to expect that this deficiency would be identified through routine daily observations and facilities management would prioritize work orders to fix this deficiency.	If the foundation appears to be in imminent danger of collapse or failure, then this should be identified through routine maintenance activities, and the presence of the deficiency may indicate self-generated work orders are not being addressed.
M4	Capital Cost	Direct	This defect, on its own, is significant enough to be a capital cost to repair.	If the foundation appears to be in imminent danger of collapse or failure, then this may result in a capital expenditure.
M6	Structural	Direct	This condition indicates potential structural failure of the building or a load-bearing component.	If the foundation appears to be in imminent danger of collapse or failure, then there is a structural failure.

PPI	Market Appeal	Direct	If this defect occurs, HUD or the property would suffer reputational harm.	If the foundation appears to be in imminent danger of collapse or failure, then HUD could suffer reputational harm.
-----	---------------	--------	--	---

INSPECTION PROCESS:

- OBSERVATION: - Look at the structure for signs that it is structurally unsound or is in danger of collapsing.
- REQUEST FOR HELP: - None
- ACTION: - None
- More Information: - None

TOOLS OR EQUIPMENT:

- REQUIRED: - None
- USEFUL: - Level

DEFICIENCY 6 — INSIDE: [FOUNDATION APPEARS TO BE IN IMMINENT DANGER OF COLLAPSE OR FAILURE.](#)

DEFICIENCY CRITERIA: The foundation appears to be in imminent danger of collapse or failure.

HEALTH AND SAFETY DETERMINATION: Life-Threatening The Life-Threatening category includes deficiencies that, if evident in the home or on the property, present a high risk of death to resident.

CORRECTION TIMEFRAME: 24 hours

HCV PASS / FAIL: Fail

HCV CORRECTION TIMEFRAME: 24 hours

RATIONALE:

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
R1	Health	Direct	Condition could affect resident's mental, or physical, or psychological state.	If the foundation appears to be in imminent danger of collapse or failure, then this could affect the health of the resident.
R2	Safety	Direct	Resident could be injured because of this condition.	If the foundation appears to be in imminent danger of collapse or failure, then the resident may be at a high risk of injury.
R6	Usability and Operability of Fixtures	Direct	Because of this condition, the resident is unable to use certain fixtures, features, or appliances, which are reasonably assumed to be part of their rent.	If the foundation appears to be in imminent danger of collapse or failure, then the resident may be unable to fully use a feature that is expected to be provided and maintained as part of their rent.
M1	Corrective Maintenance	Direct	It is reasonable to expect a tenant to report this deficiency, and for facilities management to prioritize a work order response to fix that deficiency.	If the foundation appears to be in imminent danger of collapse or failure, then the resident will likely report this deficiency, and the presence of this deficiency may indicate a lack of corrective maintenance.
M2	Routine Maintenance	Direct	It is reasonable to expect that this deficiency would be identified through routine daily observations and facilities management would prioritize work orders to fix this deficiency.	If the foundation appears to be in imminent danger of collapse or failure, then this should be identified through routine maintenance activities, and the presence of this deficiency may indicate self-generated work orders are not being addressed.
M4	Capital Cost	Direct	This defect, on its own, is significant enough to be a capital cost to repair.	If the foundation appears to be in imminent danger of collapse or failure, then this may result in a capital expenditure.
M6	Structural	Direct	This condition indicates potential structural failure of the building or a load-bearing component.	If the foundation appears to be in imminent danger of collapse or failure, then there is a structural failure.

PPI	Market Appeal	Direct	If this defect occurs, HUD or the property would suffer reputational harm.	If the foundation appears to be in imminent danger of collapse or failure, then HUD could suffer reputational harm.
-----	---------------	--------	--	---

INSPECTION PROCESS:

- OBSERVATION:** - Look at the structure for signs that it is structurally unsound or is in danger of collapsing.
- REQUEST FOR HELP:** - None
- ACTION:** - None
- More Information:** - None

TOOLS OR EQUIPMENT:

- REQUIRED:** - None
- USEFUL:** - Level
-

DEFICIENCY 6 — OUTSIDE: [FOUNDATION APPEARS TO BE IN IMMINENT DANGER OF COLLAPSE OR FAILURE.](#)

DEFICIENCY CRITERIA: The foundation appears to be in imminent danger of collapse or failure.

HEALTH AND SAFETY DETERMINATION: Life-Threatening The Life-Threatening category includes deficiencies that, if evident in the home or on the property, present a high risk of death to resident.

CORRECTION TIMEFRAME: 24 hours

HCV PASS / FAIL: Fail

HCV CORRECTION TIMEFRAME: 24 hours

RATIONALE:

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
R1	Health	Direct	Condition could affect resident's mental, or physical, or psychological state.	If the foundation appears to be in imminent danger of collapse or failure, then this could affect the health of the resident.
R2	Safety	Direct	Resident could be injured because of this condition.	If the foundation appears to be in imminent danger of collapse or failure, then the resident may be at a high risk of injury.
R6	Usability and Operability of Fixtures	Direct	Because of this condition, the resident is unable to use certain fixtures, features, or appliances, which are reasonably assumed to be part of their rent.	If the foundation appears to be in imminent danger of collapse or failure, then the resident may be unable to fully use a feature that is expected to be provided and maintained as part of their rent.
M1	Corrective Maintenance	Direct	It is reasonable to expect a tenant to report this deficiency, and for facilities management to prioritize a work order response to fix that deficiency.	If the foundation appears to be in imminent danger of collapse or failure, then the resident will likely report this deficiency, and the presence of this deficiency may indicate a lack of corrective maintenance.
M2	Routine Maintenance	Direct	It is reasonable to expect that this deficiency would be identified through routine daily observations and facilities management would prioritize work orders to fix this deficiency.	If the foundation appears to be in imminent danger of collapse or failure, then this should be identified through routine maintenance activities, and the presence of this deficiency may indicate self-generated work orders are not being addressed.
M4	Capital Cost	Direct	This defect, on its own, is significant enough to be a capital cost to repair.	If the foundation appears to be in imminent danger of collapse or failure, then this may result in a capital expenditure.
M6	Structural	Direct	This condition indicates potential structural failure of the building or a load-bearing component.	If the foundation appears to be in imminent danger of collapse or failure, then there is a structural failure.

PPI	Market Appeal	Direct	If this defect occurs, HUD or the property would suffer reputational harm.	If the foundation appears to be in imminent danger of collapse or failure, then HUD could suffer reputational harm.
-----	---------------	--------	--	---

INSPECTION PROCESS:

- OBSERVATION: - Look at the structure for signs that it is structurally unsound or is in danger of collapsing.
- REQUEST FOR HELP: - None
- ACTION: - None
- More Information: - None

TOOLS OR EQUIPMENT:

- REQUIRED: - None
- USEFUL: - Level

SUMMARY OF CHANGES

TITLE: FOUNDATION
VERSION: V2.1
DATE PUBLISHED: 4/2/21

FIELD	CHANGE	VERSION	DATE
----	Copyedits	V2.1	2021-04-02
Deficiency 1		V2.0	2020-10-28
Health and Safety Determination	Added standardized description		
HCV Pass / Fail	Field added; response input as "Fail"		
Rationale	Revised rationale categories and types; explanation Copyedits		
Inspection Process	Copyedits		
Tools or Equipment	Copyedits		
Deficiency 2		V2.0	2020-10-28
Title	Revised title		
Deficiency Criteria	Revised deficiency criteria		
Health and Safety Determination	Added standardized description		
HCV Pass / Fail	Field added; response input as "Fail"		
Rationale	Revised explanations		
Inspection Process	Revised observation and more information		
Deficiency 3		V2.0	2020-10-28
Health and Safety Determination	Added standardized description		
HCV Pass / Fail	Field added; response input as "Fail"		
Deficiency 4		V2.0	2020-10-28
Health and Safety Determination	Added standardized description		
HCV Pass / Fail	Field added; response input as "Fail"		
Deficiency 5		V2.0	2020-10-28

Health and Safety Determination	Added standardized description		
HCV Pass / Fail	Field added; response input as "Fail"		
Deficiency 6		V2.0	2020-10-28
Health and Safety Determination	Added standardized description		
HCV Pass / Fail	Field added; response input as "Fail"		
Overall Formatting	Complete rework of document format and layout	VI.3	2020-07-31
Definition	Revised definition	VI.3	2020-07-31
Purpose	Field added	VI.3	2020-07-31
Name Variants	Revised name variants	VI.3	2020-07-31
Common Materials	Revised common materials	VI.3	2020-07-31
Common Components	Revised common components	VI.3	2020-07-31
Location	Revised inspectable locations	VI.3	2020-07-31
More Information	Field added	VI.3	2020-07-31
Deficiency 1	Separated by inspectable locations — Unit, Inside, and Outside	VI.3	2020-07-31
Title	Revised title; added inspectable locations (previously Deficiency 2)		
Deficiency Criteria	Revised deficiency criteria		
Health and Safety Determination	Added standardized description		
Correction Timeframe	Field added; response input as "Within 30 days"		
HCV — Correction Timeframe	Field added; response input as "Within 30 days"		
Rationale	Revised rationale categories, types, and explanations; added standardized codes and descriptions		
Inspection Process	Revised observation, request for help, action, and more information		
Tools or Equipment	Field added to deficiency; response revised		
Deficiency 2	Added deficiency by inspectable location — Outside	VI.3	2020-07-31
Title	Added "Missing or damaged foundation vent, if required" by inspectable location		
Deficiency Criteria	Added deficiency criteria		
Health and Safety Determination	Added to "Standard" determination; added standardized description		

Correction Timeframe	Field added; response input as "Within 30 days"		
HCV – Correction Timeframe	Field added; response input as "Within 30 days"		
Rationale	Added rationale categories, types, and explanations; added standardized codes and descriptions		
Inspection Process	Added observation, request for help, action, and more information		
Tools or Equipment	Field added to deficiency		
Deficiency 3	Separated by inspectable locations – Unit, Inside, and Outside	VI.3	2020-07-31
Title	Revised title; added inspectable locations (previously Deficiency 3)		
Deficiency Criteria	Revised deficiency criteria		
Health and Safety Determination	Added standardized description		
Correction Timeframe	Field added; response input as "Within 30 days"		
HCV – Correction Timeframe	Field added; response input as "Within 30 days"		
Rationale	Revised rationale categories, types, and explanations; added standardized codes and descriptions		
Inspection Process	Revised observation, request for help, action, and more information		
Tools or Equipment	Field added to deficiency; response revised		
Deficiency 4	Separated by inspectable locations – Unit and Inside	VI.3	2020-07-31
Title	Added inspectable locations (previously Deficiency 1)		
Health and Safety Determination	Added standardized description		
Correction Timeframe	Field added; response input as "Within 30 days"		
HCV – Correction Timeframe	Field added; response input as "Within 30 days"		
Rationale	Revised rationale categories, types, and explanations; added standardized codes and descriptions		
Inspection Process	Revised observation, request for help, action, and more information		
Tools or Equipment	Field added to deficiency		
Deficiency 5	Separated by inspectable locations – Unit, Inside, and Outside	VI.3	2020-07-31
Title	Revised title; added inspectable locations (previously Deficiency 4)		
Deficiency Criteria	Revised deficiency criteria		
Health and Safety Determination	Added standardized description		
Correction Timeframe	Field added; response input as "Within 30 days"		

HCV – Correction Timeframe	Field added; response input as “Within 30 days”
Rationale	Revised rationale categories, types, and explanations; added standardized codes and descriptions
Inspection Process	Revised observation, request for help, action, and more information
Tools or Equipment	Field added to deficiency
Deficiency 6	Added by inspectable locations – Unit, Inside, and Outside
	VI.3
	2020-07-31
Title	Added “Foundation appears to be in imminent danger of collapse or failure” by inspectable location
Deficiency Criteria	Added deficiency criteria
Health and Safety Determination	Added to “Life-Threatening” determination; added standardized description
Correction Timeframe	Field added; response input as “24 hours”
HCV – Correction Timeframe	Field added; response input as “24 hours”
Rationale	Added rationale categories, types, and explanations; added standardized codes and descriptions
Inspection Process	Added observation, request for help, action, and more information
Tools or Equipment	Field added to deficiency